

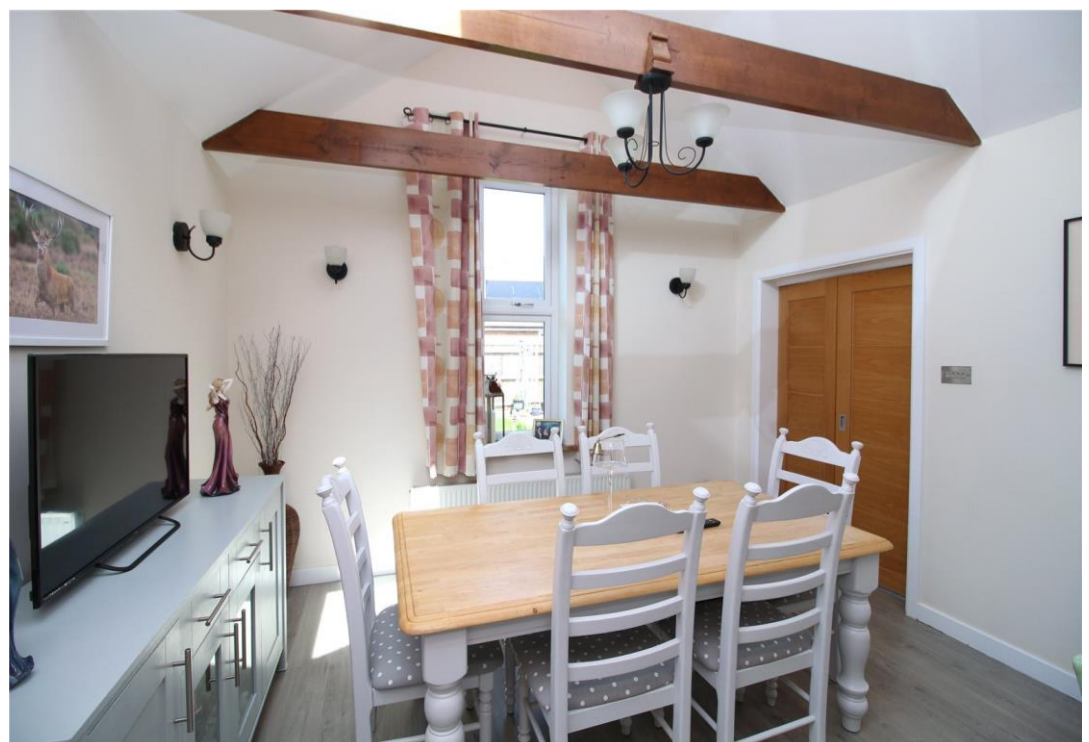


PETTENGELLS
ESTATE AGENTS

46 Lymington Road, New Milton, Hampshire, BH25 6PY
Asking Price £499,950

46 Lymington Road, New Milton, Hampshire,
BH25 6PY

- Detached spacious bungalow
- Three double bedrooms
- Lovely living room
- Well appointed kitchen
- Recently new bathroom
- Drive & garage
- Garden
- Convenient location
- Dining room
- Second WC & utility room





IMPRESSIVE AND SPACIOUS BUNGALOW, CONVENIENTLY SITUATED CLOSE TO SHOPS AND AMENITIES AND ALTHOUGH IN NEW MILTON, IT IS ALSO JUST ON THE EDGE OF BARTON ON SEA.

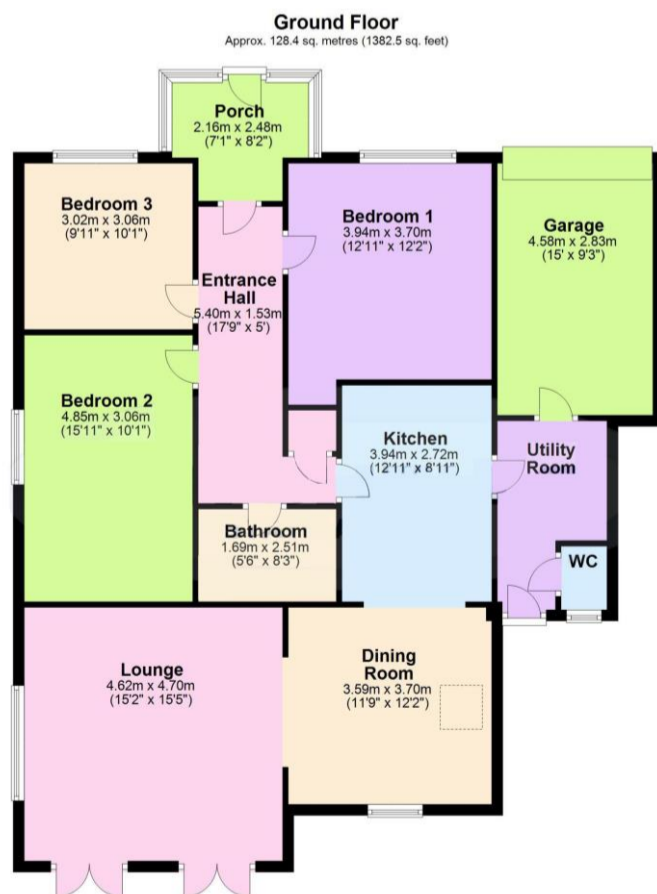
Accommodation: There is a large porch which could double as a small sunroom and this leads into the entrance hall. There is then a lovely modern kitchen which then opens into the dining room which has a feature vaulted ceiling and overlooks the rear garden. The living room again has a feature vaulted ceiling as well as a log burner and pleasant outlook over the rear garden. The rear lobby/utility room opens to a downstairs cloakroom. There are three double bedrooms and a recently newly fitted bathroom.

Outside: The bungalow benefits from an excellent driveway with good off road parking and space to turn. The rear garden comprises attractive lawned and paved areas and there is a rear access point off Barton Court Road leading into the garden. There is an integral garage which leads into the rear lobby. The bungalow is conveniently directly opposite the local Lidl.

EPC: C, Council tax band: D, Tenure: Freehold, Approx floor area: 1382 sq ft including garage.

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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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